

Terrace Hills-Collins School Subdivision

City of El Paso — City Plan Commission — 2/22/2018

SUSU18-00003 — Resubdivision Combination



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: El Paso Independent School District

REPRESENTATIVE: Brock & Bustillos Inc.

LOCATION: North of Fairbanks & West of Rushing, District 4

ACREAGE: 24.5350

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

PUBLIC INPUT: No opposition

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 24.5350 acres into two lots. The purpose of the replat is to create two lots from four existing parcels. Most of the buildings will be demolished. Access to the subdivision is from Tropicana Avenue, Kellogg Street, Blossom Avenue, Cermac Street and Glenn Arbor Street. This development is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends approval of Terrace Hills-Collins School Subdivision.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

NEIGHBORHOOD CHARACTER: Subject property is zoned R-3(Residential). Properties adjacent to the subject property are zoned R-3(Residential). Surrounding land uses are residential. The nearest park is Arlington (0.45 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC:

Notices of the Public Hearing were mailed on February 7, 2018, and published as per Chapter 19.38. The Planning Division did receive two phone calls inquiring about the application and proposed project. No opposition was received.

STAFF COMMENTS:

Planning staff recommends approval of Terrace Hills-Collins School Subdivision.

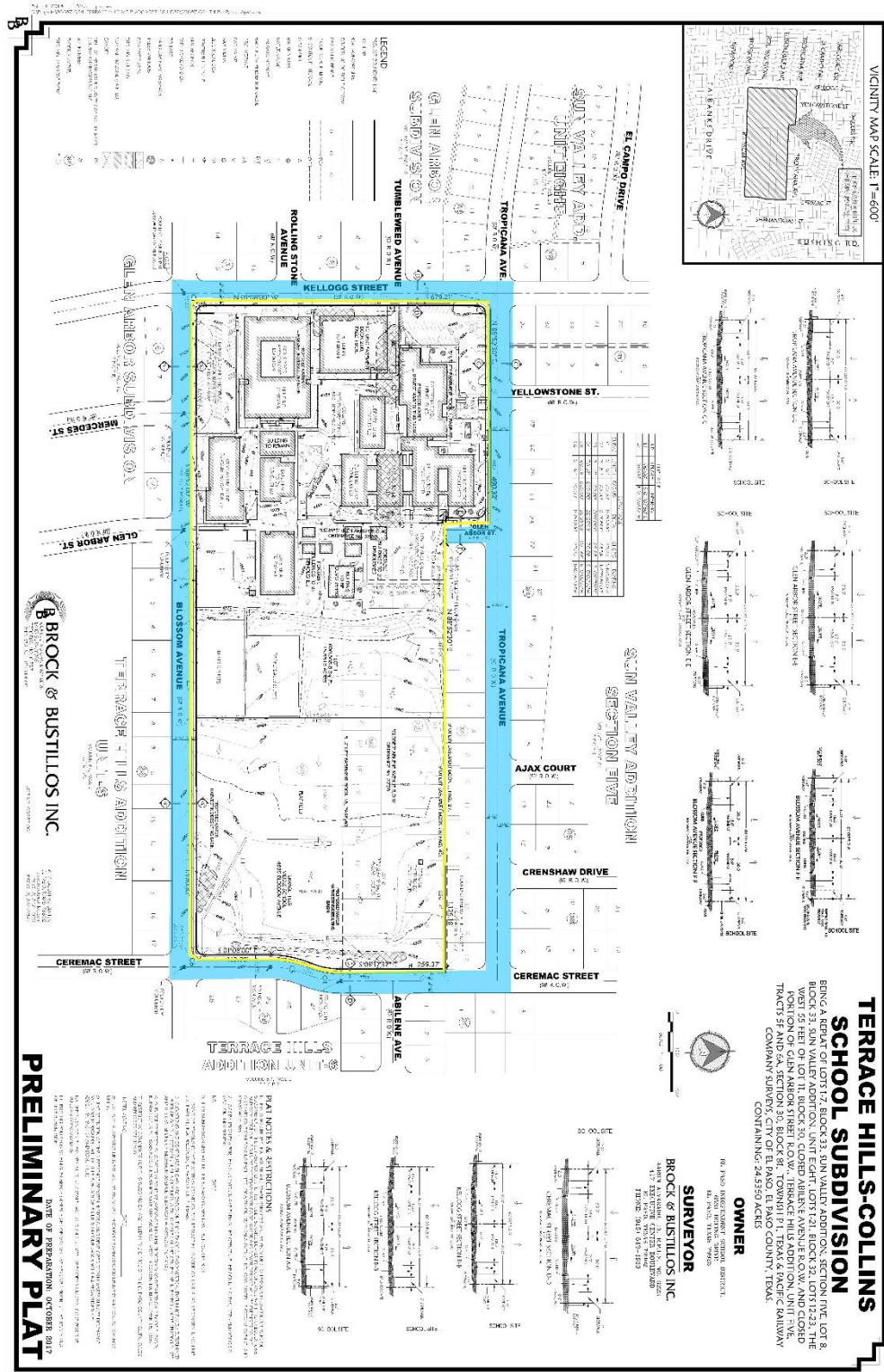
PLAT EXPIRATION:

This application will expire on February 22, 2021, pursuant to Section 19.04.060 (Expiration and extension). If the final plat is not recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

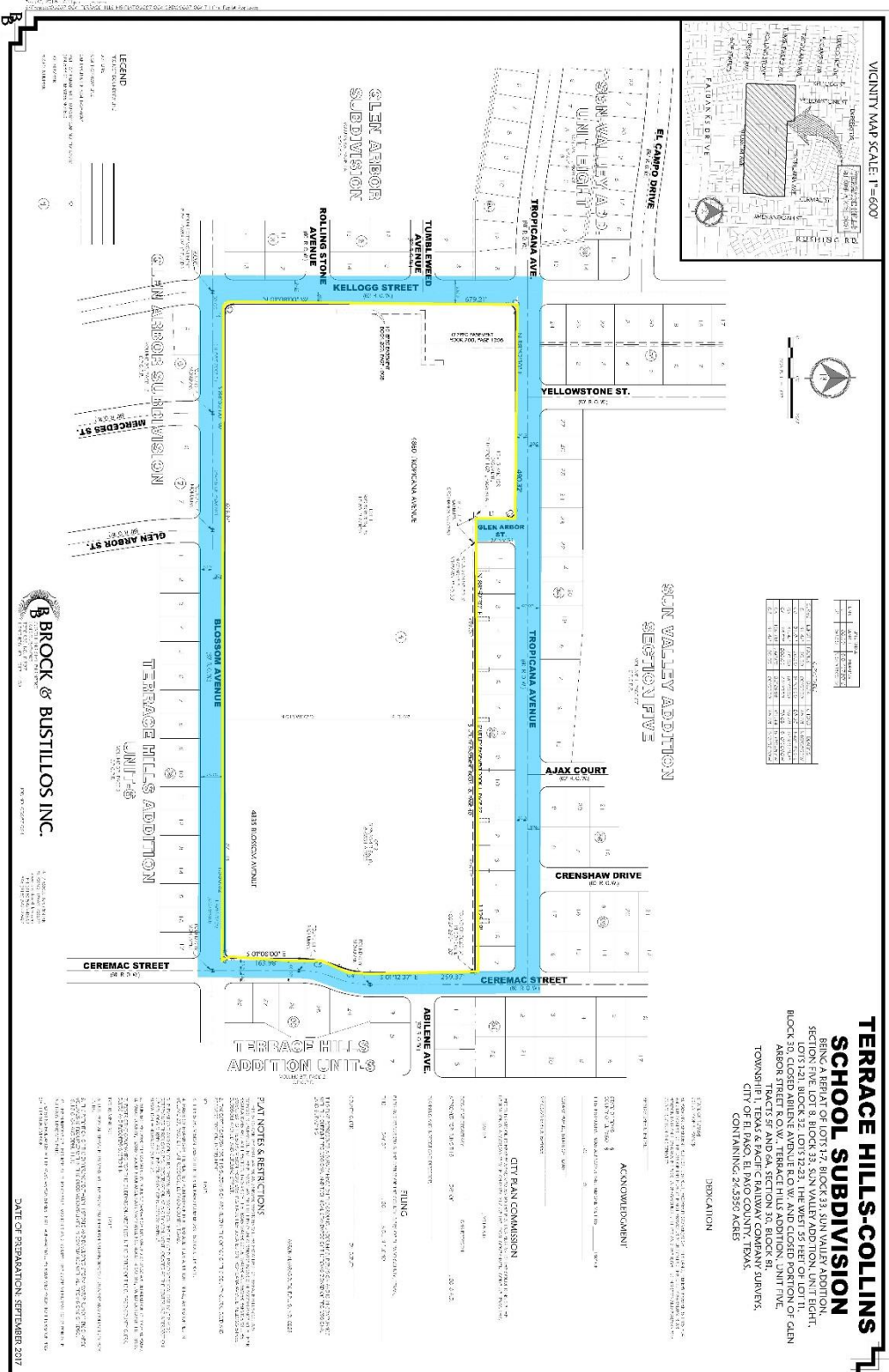
ATTACHMENTS:

1. Preliminary plat
2. Final plat
3. Application
4. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 01/09/2018 [✓]
12/21/2017 FILE NO. SUSU18-00003

SUBDIVISION NAME: Terrace Hills - Collins School Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Lots 1-7, Block 33, Sun Valley Addition, Section Five, Lot 8, Block 33, Sun Valley Addition Unit Eight, Lots 1-21, Block 32, Lots 12-23, the West 55 feet of Lot 11, Block 30, closed Abilene Avenue R.O.W., portion of Glen Arbor Street R.O.W., Terrace Hills Addition, Unit Five, Tracts 5F and 6A, Section 30, Block 81, Township 1, Tera and Pacific Railway Company Surveys.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	<u>24.5350</u>	<u>2</u>	Total No. Sites	_____	<u>2</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>24.5350</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? R-3 Proposed zoning? R-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Maintain existing sheet flow to city's storm drain sewer system and proposed water harvesting/desilting basins
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

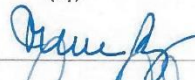

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record El Paso Independent School District, 6531 Boeing Drive, El Paso, Texas 79925 (915)230-2796
(Name & Address) (Zip) (Phone)
13. Developer El Paso Independent School District, 6531 Boeing Drive, El Paso, Texas 79925 (915)230-2796
(Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos Inc., 417 Executive Center Blvd, El Paso, Texas 79902 (915)542-4900
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

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ATTACHMENT 4

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Verify if a private drainage easement will be required within lot 2 for some runoff flowing from lot 1. Reference document number on final plat if by separate instrument.
2. The proposed ponding areas shall have enough total capacity to hold the developed runoff for a designed 100-yr storm event. Verify that they are sized accordingly at time of construction.
3. Show proposed drainage flow patterns on the preliminary plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Terrace Hills-Collins School Subdivision**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note this Subdivision is currently housing **Terrace Hills Middle School** and **Collins Elementary School** which under the Municipal Code definitions are considered a "Public facility" therefore, meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

EL PASO WATER:

EPWater-PSB does not object to this request.

Water:

1. There is an existing 8-inch diameter water main along Tropicana Avenue. This main is available for service.
2. There is an existing 16-inch diameter water main along Blossom Avenue. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.
3. There is an existing 6-inch diameter water main along Cermac Street. This main is available for service.
4. There is an existing 6-inch diameter water main along Kellogg Street. This main is available for service.
5. EPWater records indicate there is one (1) 3" active water meter and (1) 3" active yard meter. The address associated to the water meters are 4860 Tropicana Avenue. In addition, there is one (1) 8' fire line with the address 4835 Blossom Avenue.
6. Previous water pressure from fire hydrant #2472 located at northeast corner of Yellowstone Street and Tropicana Avenue, has yielded a static pressure of 80 psi, a residual pressure of 75 psi, and a discharge of 1,210 gallons per minute.
7. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

8. There is an existing 8-inch diameter sanitary sewer main that extends along Tropicana Avenue. This main is available for service.
9. There is an existing 8-inch diameter sanitary sewer main that extends along Kellogg Street and dead-ends approximately 520-feet north of Blossom Avenue. This main is available for service.
10. There is an existing 8-inch diameter sanitary sewer that extends along Blossom Avenue and dead-ends approximately 1040-feet west of Cermac Street. This main is available for service.
11. There is an existing 8-inch diameter sanitary sewer that extends along Cermac Street and dead-ends approximately 394-feet north of Blossom Avenue. This main is available for service.

General:

12. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EL PASO ELECTRIC COMPANY:

No comments received

Central Appraisal District:

No objections

SUN METRO:

